

Department of Health and Environmental Sciences
STATE OF MONTANA HELENA, MONTANA 59601
December 16, 1980

A. C. Knight, M.D., F.C.C.P.
Director

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Indian Creek
Estates Subdivision

Governor's Office, Helena, MT 59601
City-County Planning Board, Courthouse, Townsend, MT 59466
City-County Health Department, Courthouse, Boulder, MT 59632
Montana State Library, Helena, MT 59601
Environmental Quality Council, Helena, MT 59601
Department of Community Affairs, Helena, MT 59601
Department of Fish, Wildlife and Parks, Helena, MT 59601
Department of Highways, Helena, MT 59601
Department of Natural Resources and Conservation, Helena, MT 59601
Montana Bureau of Mines & Geology, C/O Montana Tech., W. Park St., Butte, MT 59701
Fire Marshal Bureau, Department of Justice, 1409 Helena Ave., Helena, MT 59601
Soil Conservation Service, Federal Building, Bozeman, MT 59715
HUD Regional/Area Office, ATTN: Carroll Goodwin, Executive Tower, 1405 Curtis St.,
Denver, CO 80202
County Commissioners, Courthouse, Townsend, MT 59466
County Sheriff, Courthouse, Townsend, MT 59466
Information Unit, Department of Health & Environmental Sciences, Helena, MT 59601
Environmental Information Center, P. O. Box 12, Helena, MT 59601
Montana Historical Society, 225 N. Roberts, Helena, MT 59601
Bureau of Land Management, P. O. Box 3388, Butte, MT 59701
Dr. George Howell, P. O. Box 205, Belgrade, MT 59714
Thomas, Dean & Hoskins, Inc., 1111 North 7th Ave., Bozeman, MT 59715
Mountain Bell, C/O Clifford D. Rossberg, 441 N. Park, Helena, MT 59601
Montana Power Company, C/O Rodell Stern, P. O. Box 5329, Helena, MT 59601
Broadwater County Rural Fire Department, Townsend, MT 59644
Thomas R. Campbell, Townsend, MT 59644
Bill Higgins, Townsend, MT 59644
Superintendent of Townsend Schools, Townsend, MT 59644

STATE DOCUMENTS COLLECTION

RE: Indian Creek Estates Subdivision
Broadwater County

DEC 17 1980

MONTANA STATE LIBRARY
930 E Lyndale Ave.
Helena, Montana 59601

Ladies and Gentlemen:

The enclosed preliminary environmental review has been proposed for Indian Creek Estates Subdivision in Broadwater County, and is submitted for your consideration. Questions and comments will be accepted until December 30, 1980. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,



Edward W. Casne, P.E., Chief
Subdivision Bureau
Environmental Sciences Division

EWC/jg

Enc.

EEO/AFFIRMATIVE ACTION AGENCY



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DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59601
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division/Subdivision Bureau

Project or Application Indian Creek Estates Subdivision

Description of Project The proposed subdivision is located approximately two (2) miles northwest of Townsend in the E 1/2 Section 23, T 7 N, R 1 E, P.M.M., Broadwater County. It is proposed to subdivide 78.78 acres into 60 lots ranging in size from 1.0007 acres to 1.5099 acres. The lots are designed for single family residences and would be served by individual water and sewer system. The lots are designed so they may be divided when a proposed water system is installed. Purchasers of property will be required to sign a waiver of protest with respect to the creation of any rural improvement district or County Water District.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			X			*
2. Water quality, quantity and distribution			X			*
3. Geology & soil quality, stability and moisture			X			*
4. Vegetation cover, quantity and quality			X			*
5. Aesthetics		X				*
6. Air quality			X			*
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air & energy			X			*
9. Historical and archaeological sites					X	*

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			*
2. Cultural uniqueness and diversity			X			*
3. Local and state tax base & tax revenue						*
4. Agricultural or industrial production			X			*
5. Human health			X			*
6. Quantity and distribution of community and personal income			X			*
7. Access to and quality of recreational and wilderness activities				X		
8. Quantity and distribution of employment			X			*
9. Distribution and density of population and housing		X				*
10. Demands for government services						*
11. Industrial & commercial activity			X			*
12. Demands for energy			X			*
13. Locally adopted environmental plans & goals				X		*
14. Transportation networks & traffic flows						*

Other groups or agencies contacted or which may have overlapping jurisdiction Broadwater County Commissioners

Individuals or groups contributing to this PER. Thomas, Dean & Hoskins, Inc.; Environmental Assessment; County Commissioners Finding of Fact; Townsend Superintendent of Schools; Department of Highways
 Recommendation concerning preparation of EIS Recommend not to prepare an EIS

PER Prepared by: Alfred P. Keppner

Date: December 16, 1980

POTENTIAL IMPACTS ON THE PHYSICAL ENVIRONMENT

1. Terrestrial and Aquatic Life and Habitats

The area is native grassland with low annual forage production. There are no trees on the property. Future homeowners are likely to attempt to establish lawns and ornamental trees and shrubs. The development of this property should improve vegetative cover.

Lack of forage and cover render this property undesirable for most wildlife although antelope have been seen in the area. Animals like coyotes, jackrabbits and various rodents may traverse the area.

2. Water Quality, Quantity and Distribution

Following is the summary of the hydrogeologic report prepared by Thomas, Dean & Hoskins, Inc. for Indian Creek Estates:

"... there is an aquifer between Beaver Creek on the north near Winston, Indian Creek on the south, Elkhorn Mountain on the west and a fault zone on the east that can provide yield adequate water for domestic use. For Indian Creek Estates the wells would have to be between 100 to 300 feet deep. The chief source of water in this aquifer is supplied by a small mountain streams."

The effects of septic tank drainfields on groundwater quality are not expected to be significant. The principal aquifer lies at 100 to 300 feet. On-site investigations indicate the soils are suitable for on-site sewage disposal.

3. Geology and Soil Quality, Stability and Moisture

See comments under item No. 2 in Potential Impacts on the Physical Environment - Water Quality, Quantity and Distribution.

4. Vegetative Cover, Quantity and Quality

See comments under item No. 2 in Potential Impacts on the Physical Environment - Terrestrial and Aquatic Life and Habitats.

5. Aesthetics

The major aesthetic impact would be to convert a rural landscape into a suburban landscape. The houses would not be visible from Highway U. S. 12. Most of the surrounding area is rangeland but some development has taken place in the adjacent Springville Townsite. This old townsite was platted in the late 1800's.

6. Air Quality

The roads in the subdivision will be built to Broadwater County gravel standards. This will cause some degradation of air quality due to dust caused by vehicular traffic. Constructing roads with material that has a low silt content will help mitigate this problem.

If future residents burn wood as an alternate fuel source to alleviate the high cost of energy, air quality could be degraded during periods of temperature inversion.

8. Demands on Environmental Resources of Land, Water, Air and Energy

Rural subdivisions require more energy and materials than urban expansion due to lower density and required extension of roads and utilities. Rural residents consume more energy than urban residents in transportation to places of employment, schools and commerce. However, there are no demands on resources that are unique to this subdivision.

See comments under item No. 2 in Potential Impacts on the Physical Environment - Water Quality, Quantity and Distribution.

9. Histroical and Archaeological Sites

There are no known historical or archaeological sites on the property. However, an on-site historical or archaeological investigation has not been conducted to date.

POTENTIAL IMPACTS ON THE HUMAN ENVIRONMENT

1. Social Structures and Mores

While it is difficult to determine the final impact development will have on social structures and mores since it is not known who will purchase the lots, it does not seem reasonable to believe that these lots would be purchased by people whose social or moral values are atypical of the general community.

2. Cultural Uniqueness and Diversity

See comments under item No. 1 in Potential Impacts on the Human Environment - Social Structures and Mores.

3. Local and State Tax Base and Revenue

The 78.78 acres is currently taxed as agricultural land and would be taxed as residential lots at a higher mill levy after subdivision. The major change occuring after completion of the development will be the addition of residences to the tax rolls. Since the 60 lots cannot be

divided until a water system is completed, the total development is in effect phased. Therefore, the potential for generating untimely or burdensome demands on local services is somewhat reduced.

Generally a single family residential subdivision does not generate sufficient tax revenue to pay for all the services the development should have. The cost can only be met by increasing general tax levies throughout the community or having the tax base increased by new industry. The latter possibility is not likely in this area.

4. Agricultural or Industrial Production

The land is currently grazed by livestock. Since the range is in poor condition forage production is low. By subdividing this property the loss of agricultural production is low.

Fencing against livestock on the south and west will be agreed upon between the subdividers, adjacent land owners and the BLM, and to be the responsibility of the subdivider.

5. Human Health

See item No. 6 under Potential Impacts on Physical Environment - Air Quality.

6. Quantity and Distribution of Community and Personal Income

This is a difficult impact to access as it is not known from where future residents might come or where they would be employed. Some may already live in the Townsend area and have little if any impact with respect to distribution of income. Residents who come from outside the area would cause an increase in community income. Since it can be assumed that the majority of residents will work and shop in the Helena area, this subdivision should not have a major impact on distribution of income, commercial activity or employment.

8. Quantity and Distribution of Employment

See comments under item No. 6 in Potential Impacts on the Human Environment - Quantity and Distribution of Community and Personal Income.

9. Distribution and Density of Population and Housing

If Indian Creek Estates Subdivision were fully developed there would be 120 residences in an area that is now native rangeland. The surrounding area is generally native range with the old platted Springville Townsite to the north. At present there are only four houses on the old Townsite. Approval of the subdivision would result in an increase of population and housing density in the localized area.

10. Demands for Government Services

According to the Superintendent of Townsend Public Schools, the development of phase I of this subdivision over a period of time would have no impact on the elementary or high schools. However, school bus service would not be available until there were a sufficient number of school children in the subdivision to warrant running a feeder bus into the subdivision from U. S. Highway 12.

Solid waste would be disposed of at the Townsend landfill. At the present time the landfill is not licensed by the Solid Waste Management Bureau of the Department of Health and Environmental Sciences but the county commissioners are working diligently to correct the problems.

The area is located within Broadwater County Rural Fire District which will provide fire protection. Fire hydrants will be installed when the central water system is constructed. The fire station is located in Townsend which is manned by the Rural Fire Department. The station has a 750 gpm Class A pumper, a 4 x 4 200 gallon unit and a 1,000 gallon tanker.

Police protection will be available from the sheriff's office located in Townsend. A community hospital and ambulance service exist in Townsend. A much larger hospital exists in Helena, thirty-two miles northwest.

11. Demands for Energy

The Montana Power Company and Mountain Bell will be contacted about service and easements required to serve this subdivision. Prior to final platting, easements for services will be provided. The developer will be charged for underground utility services to the area.

It can be assumed that most residents would travel to Helena for employment. It is approximately 32 miles to Helena. In traveling the 64 mile round trip gasoline consumption would be greater for residents of Indian Creek Estates Subdivision than for residents of the City of Helena.

13. Locally Adapted Environmental Plans and Goals

The proposed subdivision conforms to the Broadwater County comprehensive plan adopted in the summer of 1980 according to the planning board clerk.

14. Transportation Networks and Traffic Flows

Wayne Sepplmon, Administrative Officer of the Plans Section of the Montana Department of Highways made the following comments, via letter, to the Broadwater County Planning Board concerning the effects development of Indian Creek Estates Subdivision would have on transportation networks:

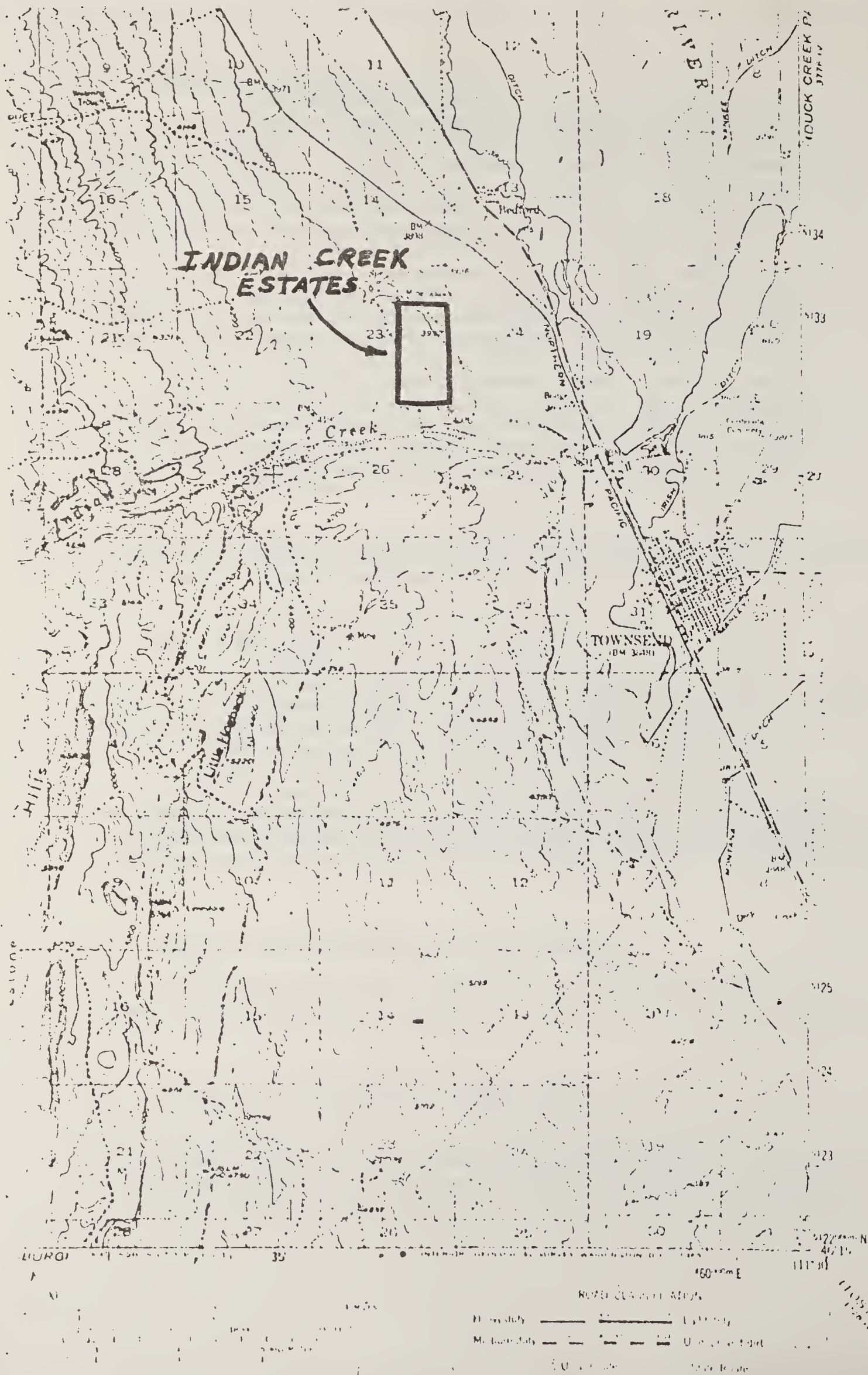
"The developer's traffic generation of 1700 trips per day may be high for this subdivision. We feel 800 to 900 trips per day would be a more reasonable estimate for 120 dwelling units.

This traffic would use the Indian Creek Road for access to Highway 12. The Rancho Haven Estates will add an estimated 1300 additional trips per average day when it is fully developed. Although the county road is probably capable of handling the present traffic, the increasing traffic related to this subdivision and the Rancho Haven Estates will eventually require upgrading of both the County road and its intersection with Highway 12. The present location of the intersection near the Townsend bridge is undesirable from a safety standpoint and it should be moved northerly to increase the site distance and improve the angle of approach. Acceleration and deceleration lanes will eventually be needed at this intersection.

The County Commissioners may wish to ask the developer to participate in the cost of these improvements.

Highway 12 (FAP 8) carried about 1900 vehicles per day in 1978 through the Townsend Flats area. Projected traffic volumes will add 2500 to 2700 vehicles per day without consideration of the subdivisions proposed and developing in the area. This highway is rated low in highway safety by the 1978 Highway Sufficiency Report and vehicular ingress and egress to development sites will add to the existing safety hazards.

It should be noted that the intersection of the Indian Creek Road and U. S. Highway 12 has been realigned which will alleviate part of the traffic problems.



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11. 11. 11.

RESTRICTIONS CONCERNING
CONVEYANCE OF PROPERTY

All property being conveyed by Indian Creek Properties, a partnership by Warranty Deed, shall contain the following restrictions:

"The property being conveyed hereby, as described hereinabove, shall be subject to waiver by the Grantee of protest against any proposed work to be performed pursuant to the creation of a rural improvement district or County Water District for the purposes of providing water service to the property as hereinabove described."

Each one acre lot consists of an A and a B portion. The A or B portion of a lot shall not be sold separately unless both the A and B portion are serviced by a central water system. Before the A or B portion are sold, an amended plat would be required.

Attached to each and every Warranty Deed executed by Indian Creek Properties shall be a form of waiver of request as executed by the Grantee stating as follows:

"Waiver of Protest.

The undersigned, being the Grantees named in that certain Warranty Deed as attached hereto, do hereby specifically waive protest with respect to the creation of any rural improvement district or County Water District necessary for the purposes of providing water service to the property as described in said Warranty Deed."

STATE OF MONTANA)
) ss.
County of _____)

On this _____ day of _____, 1979, before me, a Notary Public in and for the State of Montana, personally

